

**Ryan Kuchenig - File number 2006-0599: 516 Fern Ridge Ct.**

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**From:**  
**To:** <rkuchenig@ci.sunnyvale.ca.us>  
**Date:** Sunday, July 16, 2006 10:21 PM  
**Subject:** File number 2006-0599: 516 Fern Ridge Ct.

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**ATTACHMENT** D  
1 10

Dear Ryan,

We live in the Bahl Patio Home at 520 Fern Ridge Ct., and we are writing to express our opposition to the proposed second-story development next door to us at 516 Fern Ridge Ct.. To follow up on our conversation with you in the Planning Division office on July 7<sup>th</sup>, we oppose the project on the following grounds:

1. **Privacy.** The unique privacy of Bahl Patio Homes was a primary reason why we bought our house in 1998. We object to the proposed development because of the visibility into our back patio which would be afforded by the new windows in the second-story addition.
2. **Light.** We object to the proposed development because of the reduced level of light which would reach our property due to the height of the second-story addition.
3. **Property Value.** We object because any encroachment on our privacy may have a negative effect on our property value, as demonstrated by the recent drop in value of the Bahl Patio Homes on Crater Lake Drive adjacent to the new Classic Communities development there.
4. **Preservation of the Planned Development.** Only 64 Bahl Patio Homes were built in our area, and we want to preserve these award-winning homes against any development which would change the original character of the neighborhood.
5. **Precedent.** We oppose setting any precedent for similar future development in other Bahl Patio Homes in our neighborhood on the basis of the concerns stated above.

In addition, the architectural drawings and the Public Notice for this project contain significant misstatements with respect to the property at 516 Fern Ridge Ct. as well as our own property at 520 Fern Ridge Ct. These are *single-story* homes, as are **all of the 64 Bahl Patio Homes in our development**, not two-story homes as indicated by the architectural drawings and the Public Notice.

We ask that the Planning Commission please continue its long tradition of *denying* requests for second-story additions to the Bahl Patio Homes in our development.

Thank you,

Ana and Tom McParland  
520 Fern Ridge Ct.  
Sunnyvale, CA 94087

**Ryan Kuchenig - Reference File No: 2006-0599 - Extensions to 516, Fern Ridge CT**

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**From:** "Sajjad Khazipura" <  
**To:** <rkuchenig@ci.sunnyvale.ca.us>  
**Date:** Sunday, July 16, 2006 11:09 PM  
**Subject:** Reference File No: 2006-0599 - Extensions to 516, Fern Ridge CT  
**CC:**

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Hello Ryan,

Farida Rahman (in CC list) and I are the owners of 524, Fern Ridge CT, Sunnyvale, CA - 94087. We learnt, through your notification, that the owners of 516, Fern Ridge CT intend to extend their present residence by a 343 sq ft extension to their 2nd floor.

Ryan, we sincerely believe that the proposed 2nd floor extension to 516 Fern Ridge CT will directly open a window into the privacy at 524 Fern Ridge CT - one of the primary reasons why we purchased this house two months ago.

One of the key selling points of the Bahl Patio homes has been their unique architecture and the privacy afforded by those 8 ft high walls. The Bahl Patio homes website, [http://www.bahl.com/History/Bahl\\_Patio\\_Homes/bahl\\_patio\\_homes\\_history\\_and\\_facts.htm](http://www.bahl.com/History/Bahl_Patio_Homes/bahl_patio_homes_history_and_facts.htm), highlights this in the following language:

"The overriding theme of a Patio Home is privacy. In order to achieve this, we built an 8'0" high wall completely surrounding most of the homes"

Now, the proposed addition to 516 Fern Ridge CT proposes to destroy this privacy.

The Bahl Patio homes are unique in their architecture and of historic significance. There are very few of them left and the residents cherish these homes for their uniqueness. Entire communities bonded by their love for this architecture have developed on Fern Ridge CT, Davenport CT and on Yukon Drive. We've spoken to a few of these residents and their love for this unique architectural heritage is unquestioned.

We feel sad that the City of Sunnyvale is entertaining a proposal to destroy this architectural heritage and the privacy of neighbours around 516 Fern Ridge CT. We earnestly request you to invoke the Urban Preservation laws and protect the architectural heritage and the privacy of residents in the few Bahl Patio homes that are still left.

Hoping for a favourable decision,

Yours Sincerely,

Sajjad H Khazipura & Farida Rahman  
Residents of 524 Fern Ridge CT,  
Sunnyvale, CA - 94087

**Ryan Kuchenig - Letter RE: 516 Fernridge Ct. #2006-0599**

**From:** Kerri Waldow <kerriellenw@yahoo.com>  
**To:** <rkuchenig@ci.sunnyvale.ca.us>  
**Date:** Monday, July 17, 2006 3:28 PM  
**Subject:** Letter RE: 516 Fernridge Ct. #2006-0599

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File Number: 2006-0599  
Location: 516 Fern Ridge Ct.  
Dear Mr. Kuchenig,

I am writing to voice my opposition to the above referenced project. I object this proposal for the following reasons:

1. PRECEDENT: Even though I live on Crater Lake Ct., I do live in a Bahl Patio Home. If this second story addition request passes, it will set a precedent for all Bahl Patio Homes. I do NOT want to see that happen. Bahl Patio Homes were designed using an abundance of sliding glass doors and windows, hence the tall walls surrounding the premises. Second stories invade this privacy.

2. PROPERTY VALUES: The Classic Communities development that went in where the old Sunnyvale Nursery was, has dramatically decreased the value of the homes that back up to it. 523 Crater Lake Ct. was on the market for 5 months and dropped its asking price by \$61,000 before it finally sold for \$688,000 in January 2006.

1481 Yukon sold for \$730,000 in November of 2005 and 1485 Yukon sold for \$785,000 in June 2006. This drop is directly related to the LACK OF PRIVACY the houses on the North side of Crater Lake Ct. now have.

3. AESTHETICS: The concept of the Bahl Patio Home was built as as "PUD", a planned development. They were built to harmoniously relate to the others. As a result, the development won two awards:

- a) 1969 Award for Beauty and Flow of PUD homes in Sunnyvale
  - b) 1974 Award for Beauty and Flow of Architecture of PUD Homes
- The homes were also featured in Sunset Magazine in the early 70's. Allowing a McMansion to be built on such a small lot, in an awarding winning development would be wrong.

ON A TECHNICAL NOTE: In the Public Notice sent out by the City of Sunnyvale, under the "Proposed Project" description, 516 Fernridge Ct. is erroneously referred to as "an existing two-story home". Bahl Patio

Homes were constructed as one-story dwellings. When I went down to City Hall and looked at the architects drawings, 516 Fernridge Ct and 520 Fernridge Ct. were labeled as existing two-story homes. These Bahl homes are NOT two story. 512 Fernridge Ct. is not a Bahl Patio Home and is a two story dwelling. I ask that you please make this change in your report. Thank you for taking the time to review my concerns. I look forward to reading your staff report on Friday, July 21, 2006.

Best Regards,  
Kerri Webb-Waldow  
514 Crater Lake Ct.  
Sunnyvale, CA 94087

Groups are talking. We're listening. Check out the handy changes to Yahoo! Groups.

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**From:** "Slater, Mark H (ACSL Cupertino)" <  
**To:** <rkuchenig@ci.sunnyvale.ca.us>  
**Date:** Monday, July 17, 2006 6:36:10 PM  
**Subject:** Proposed 2nd-story addition to 516 Fern Ridge Court, Sunnyvale - file number 2006-0599

Hello Ryan,

Thank you for informing the neighborhood of the proposed second-story addition on our street.

First, I would like to say I would rather not have to write this opposition to my neighbors' plans at 516 Fern Ridge Court because Paul and Michelle and Family are really such excellent neighbors and such nice folks.

Having said that, I must voice my concern about the plan not because it specifically or directly impacts my home at 521 Fern Ridge Court in the short term, but rather because I am concerned about the eventual impact such precedent-setting could have on my property and on the property of my other neighbors.

I am expecting to be out of town on Monday the 24th, so I will not be able to attend the Planning Commission meeting that evening, so I am sending my input now in writing instead.

I wish there was some way to have the lot at 516 Fern Ridge Court viewed as "unique" and therefore not precedent-setting because the house is on the lot-line with a home that is NOT Bahl Patio Home. But I fear that can't really be done without opening the door to a similar addition on ANY Bahl Patio Home. And a similar addition to almost any other Bahl Patio Home in our neighborhood would have a devastatingly negative impact on the unique qualities which drew me to purchase my home originally: The privacy and the open, outdoor feeling. For example, if a similar addition were to be made to the Bahl Patio Home next door to mine, on the corner with Yukon, the result would be a 2-story wall outside my kitchen and dining room, towering over my currently-private patio, and blocking almost all afternoon and evening light to those rooms. Even if windows in such an addition were placed so as to minimize any views into my yard, the result would be a very urban environment, not at all in keeping with the original character of the planned development as it was originally conceived. This kind of addition, if repeated on other Bahl Patio Homes in our development, would result in a series of homes almost like row houses or houses found in dense urban areas, with dark, narrow and deep passageways separating each house from the next.

The neighborhood has in the past successfully prevented this kind of dramatic change to the original design of the neighborhood. And the original design was indeed done with a neighborhood-wide view, with each house directly impacting the next, and winning awards for efficient land usage while maintaining privacy, and minimizing the impact each house

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has on the next.

So I strongly urge the Planning Commission to continue the longstanding protection of the unique Planned Development we enjoy.

Thanks for your time,

Mark Slater  
521 Fern Ridge Court  
Sunnyvale, CA 94087

To: Ryan Kuchenig  
Project Planner  
City of Sunnyvale  
California

July 16, 2006

Dear Mr. Kuchenig

This letter is in reference to file number 2006-0599: Public Notice of Application for Special Development Permit (APN: 323-31-012) at 516 Fern Ridge Court.

I want to let you know that I oppose the approval of this application based on the following effects I believe it will have on the surrounding neighborhood:

#### **Loss of Privacy**

Bahl Patio homes were built as single story houses, incorporating ample sliding glass doors and full length windows surrounding the entire house. Almost all the rooms in a Bahl home have views of the gardens in the multiple courtyards. This award winning design (American Institute of Architects Award of Merit) allows for these wonderful views while maintaining privacy via the surrounding walls. By adding a second story to a Bahl home, the adjacent and opposing Bahl homes no longer retain their privacy due to the viewing angle from the second story windows. This problem extends beyond the common living areas and into bathrooms and bedrooms also. Many buyers purchased their homes because of the privacy afforded by the Bahl home design. Neighbors adjacent or opposing a second story home would have to use curtains or blinds to maintain a reasonable level of privacy. This would turn their beautiful windows into walls.

The renovations at 516 Fern Ridge Court would compromise the privacy of their neighbors at 520 Fern Ridge Court and others on Alberta Street.

Approval of the proposed renovations at 516 Fern ridge court would also set a detrimental precedent for the rest of the neighborhood, making similar renovations more likely to be approved in future. The attached pictures show the impact of a second story addition surrounded by other bahl homes. From the roof of my Bahl home, positioned where a second story would be built, I can see into by neighbor's yards, kitchens, bathrooms and bedrooms. I had permission from my neighbors to take these pictures.

#### **Reduction in Surrounding Home Values**

The loss of privacy in a Bahl home significantly decreases its value. This is evident by comparing recent selling prices of Bahl homes situated on the north side of Crater Lake Court and similar homes situated on the North side of Davenport and Fern Ridge Courts. Due to the large two story developments directly North of the Crater Lake Court Bahl homes, and the reduction in privacy that results, the Crater Lake homes are worth

significantly less. There are no other differences between the houses on these different streets, only that their new neighbors can see into their bedrooms, bathrooms, kitchens, etc.

I believe the home at 520 Fern Ridge court will decrease in value based on the loss of privacy resulting from the renovations planned at 516 Fern Ridge court.

Future second story renovations approved for similar Bahl homes would again, reduce the surrounding homes' values.

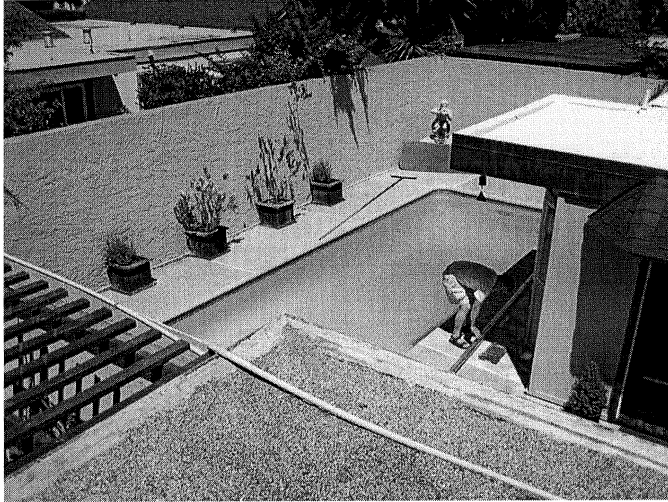
**Summary**

A Bahl Patio home's design and function is dependent on the surrounding homes remaining as single story dwellings. Loss of privacy and reduction in home values are significant and real concerns that will result from second story renovations. For these reasons, approval of the renovations proposed under file number 2006-0599 must be denied.

Sincerely,

Andrew Frazier  
517 Fern Ridge Court  
Sunnyvale, CA 94087

Attachments: Simulated Second Story Views into surrounding Bahl Patio homes



Adjacent neighbor's pool and kitchen are in full view, floor to ceiling. Diagonal neighbor's bedroom and bathroom are visible.







Opposing neighbor's kitchen is visible.

Ryan Kuchenig - Opposition to 516 Fernridge Ct #2006-0599

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**From:** lloyd Webb <  
**To:** <rkuchenig@ci.sunnyvale.ca.us>  
**Date:** Tuesday, July 18, 2006 4:13 PM  
**Subject:** Opposition to 516 Fernridge Ct #2006-0599

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July 18, 2006

RE: File Number 2006-0599

Dear Mr. Kuchenig,

I would like to share with you my opposition to the proposed second story addition at 516 Fernridge Ct.

My wife and I bought our Bahl Patio Home "new" in August of 1969 and have enjoyed the ambiance of the home and neighborhood for the past 36 years. The privacy that the home affords was a major drawing point to our purchase. I feel to allow a second story addition to a Bahl Patio Home would set a precedent that others would soon follow.

18 years ago, (1987) my wife and I and fellow Bahl Patio Homeowners fought the proposed second story addition at 517 Davenport Court (the house directly behind ours). That project initially won approval by the Planning Commission, but was ultimately rejected by the City Council. Three years ago we helped fellow Bahl Homeowners on Cashmere Ct. get another 2nd story proposal defeated.

The uniqueness of the Bahl Patio Homes are well established. **Two story additions would negatively affect the ambiance of these award winning homes.**

I also have concerns regarding the potential effect on property values. It is well known that the "Classic Communities" development on the old Sunnyvale Nursery site has had a negative impact on the Bahl homes that butt up to them.

Having said that, I hope the Planning Commission continues to reject radical changes in the Bahl Patio Home Developments.

Thank you very much for your time and consideration.

Sincerely,

Lloyd K. Webb  
518 Crater Lake Ct.  
Sunnyvale, Ca 94087

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